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07/25/2022 10:34:06 AM
REL 1/8

Prepared by: Lori Whitehead
First American Title Insurance Company
4795 Regent Blvd Mail Stop 1021-N
Irving, TX 75063

When Recorded Return to:
4795 Regent Blvd Mail Stop 1021-N
Irving, TX 75063
Ref No.: 20141204000381980

DISCHARGE OF MORTGAGE

KNOWN BY ALL THESE PRESENTS That City National Bank, the current Mortgagee of that certain Mortgage described below, hereby acknowledge that the Lien of said Mortgage is fully paid and does hereby consent that the same being discharged of record.
Said Mortgage dated 11/30/2014 executed by Big Bear Holdings LLC a Delaware limited liability company and R&L Foods LLC a Delaware limited liability company, Mortgagor, to City National Bank, Original Mortgagee, and recorded on 12/4/2014 in Mortgage Book n/a at Page n/a as Instrument No 20141204000381980 , in the Office of the Recorder for Shelby County, State of Alabama.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this date of: 7/25/2022.
City National Bank

By:
Jacki Wilkins, Vice President

.

State of ID)
County of Bonneville)

On 7/25/2022, before me, Lisa M Carter, personally appeared Jacki Wilkins, personally known to me and who acknowledged to be the Vice President for City National Bank and that as such officer, being authorized so to do, signed in behalf of the corporation and acknowledged that the corporation executed the same.

Lisa M Carter
Notary Public
My Commission expires: 9/28/2024

LISA M CARTER
Notary Public - State of Idaho
Commission Number 20181905
My Commission Expires Sep 28, 2024

Exhibit A

Site No. 01
Site No.: 01 (Store 1252, 345 Valley Avenue, Birmingham, Jefferson County AL)
NBU No.: 2140063-G
Local No.: 5527H-14-G

Store #1252

Lots 8-D and 8-E, according to a Resurvey, as recorded in Map Book 106, page 83, in the Probate Office of Jefferson County, Alabama, of a Resurvey of Lot 8-C and of a Resurvey of Lot 8-A, Block 1, and the Fourth Sector of Lot 1-A, of a Resurvey of Lot 1, Block 2, Beacon Park.

STORE ADDRESS: 345 Valley Avenue, Birmingham, AL

Site No. 02
Site No.: 02 (Store 1253, 9870 Parkway East, Montgomery, Montgomery County AL)
NBU No.: 21400630-C
Local No.: 5527H-14-C

Store #1253

Lot 2, according to the Survey of Third Addition to East Town, as recorded in Map Book 86, page 57, in the Probate Office of Jefferson County, Alabama.

STORE ADDRESS: 9870 Parkway East, Birmingham, AL 35215

Site No. 03
Site No.: 03 (Store 1257, 104 Bessemer Super Highway, Midfield, Jefferson County, AL)
NBU No.: 21400630-F
Local No.: 5527H-14-F

Store #1257

Lots 13, 14, 15, 16 and 17, Block 7, according to the Survey of Midfield Sector A, as recorded in Map Book 16, page 6, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

STORE ADDRESS: 104 Bessemer Super Highway, Midfield, AL 35228

Site No. 04
Site No.: 04 (Store 1258, 4671 Highway 280 East, Birmingham, Shelby County, AL)
NBU No.: 21400630-A
Local No.: 5527H-14-A

Store #1258

Lot 1, according to the Survey of Colonial Properties Subdivision, as recorded in Map Book 8, page 138, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT that portion conveyed to the State of Alabama in Book 277, page 930, in the

Probate Office of Shelby County, Alabama.

TOGETHER WITH easement rights as defined in Declaration of Restrictions and grant of easements recorded in Volume 53, page 375, in and to Lot 2, according to the Survey of Colonial Properties Subdivision, as recorded in Map Book 8, page 138, in the Probate Office of Shelby County, Alabama.

STORE ADDRESS: 4671 Highway 280 East, Birmingham, AL 35223

Site No. 05
Site No.: 05 (Store 1261, 2231 E. South Boulevard, Montgomery, Montgomery County, AL)
NBU No.: 21400630-H
Local No.: 5527H-14-H

Store #1261

Lot A, according to the Survey of B & S Foods Plat 1, as recorded in Map Book 27, page 180, in the Probate Office of Montgomery County, Alabama.

STORE ADDRESS: 2231 E. South Boulevard, Montgomery, AL

Site No. 06
Site No.: 06 (Store 1264, 1195 W. South Boulevard, Montgomery, Montgomery County, AL)
NBU No.: 21400630-I
Local No.: 5527H-14-I

Store #1264

Lot 1, Block A, according to the Survey of Leon Obenhaus Plat No.1, as recorded in Map Book 31, page 163, in the Probate Office of Montgomery County, Alabama.

STORE ADDRESS: 1195 W. South Boulevard, Montgomery, AL

Site No. 07
Site No.: 07 (Store 1265, 5010 Vaughn Road, Montgomery, Montgomery County AL)
NBU No.: 21400630-D
Local No.: 5527H-14-D

Store #1265

Lot C, according to the Survey of Vaughn Plaza Shopping Center, as recorded in Map Book 31, page 244, in the Probate Office of Montgomery County, Alabama.

TOGETHER WITH all of the benefits and easements set forth and described in that certain Declaration of Restrictions and Grant of Easements dated 4/21/83, and recorded in Real Property Book 606, page 154, in the Probate Office of Montgomery County, Alabama, as amended by Modification of Declaration of Restrictions and Grant of Easements dated 6/16/83, and recorded in Real Property Book 619, page 378, in said Office, and as further amended by Second Modification of Declaration of Restrictions and Grant of Easements dated 3/30/94, and recorded in Real Property Book 661, page 811, in the said Office, appertain to the subject property.

STORE ADDRESS: 5010 Vaughn Road, Montgomery, AL

Site No. 8
Site No.: 08 (Store 1266, 1414 Ann Street, Montgomery, Montgomery County, AL)
NBU No.: 21400630-J
Local No.: 5527H-14-J

Store #1266

Lot 1, according to the Survey of Taylor Plat No.1-A, as recorded in Map Book 32, page 241, in the Probate Office of Montgomery County, Alabama.

STORE ADDRESS: 1414 Ann Street, Montgomery, AL

Site No. 9
Site No.: 09 (Store 1308, Madison Ave. & Union St., Montgomery, Montgomery County AL)
NBU No.: 21400630-K
Local No.: 5527H-14-K

Store #1308

Lot 1, according to Wendy's Plat No. 1, more particularly described as follows:

Starting at the intersection on the North right of way of Madison Avenue and the West right of way of Union Street located in the City of Montgomery, Alabama, go Westerly along the North right of way of said Madison Avenue 50.00 feet to the Southwest corner of an existing brick building and being also the point of beginning; thence continue along the North right of way of Madisun Avenue North 89°55'52" West, 151.44 feet; thence North 00°22'19" East, 161.85 feet; thence North 00°11'34" West, 161.94 feet to the South right of way of Jefferson Street; thence along the South right of way of Jefferson Street North 89°55'10" East, 101.51 feet; thence South 00°18'09" East, 160.63 feet; thence North 89°50'51" East, 100.10 feet to the West right of way of Union Street; thence along the West right of way of Union Street South 00°25'55" West, 50.45 feet to the Northeast corner of an existing brick building; thence along the North wall of said building North 89°43'07" West, 50.06 feet to the Northwest corner of said building; thence along the West wall of said building South 00°32'41" West, 118.55 feet to the Southwest corner of said building and the point of beginning.

Said parcel of land lying in the City of Montgomery, Alabama.

ALSO being known as Madison Avenue & Union Street, Montgomery, Alabama.

Site No. 10
Site No.: 10 (Store 1658, 1101 Chalkville Road, Trussville, Jefferson County, AL)
NBU No.: 21400630-E
Local No.: 5527H-14-E

Store #1658

20141209000381960 33/39 $123.00
Shelby Cnty Judge of Probate, AL
12/09/2014 03:31:00 PM FILED/CERT

PARCEL 1:

Commence at the SW corner of the NE 1/4 of the SW 1/4 of Section 14, Township 16 South, Range 1 West in Jefferson County, Alabama; thence East along the South line of said 1/4 -1/4 a distance of 378.89 feet; thence left 90°00' and run 576.79 feet; thence right 95°56'30" and run 262.74 feet; thence right 90°00' and run 25.00 feet; thence left 90°00' and run 307.00 feet; thence left 90°00'00" and run 16.51 feet to the point of beginning; thence right 89°04'34" and run along the Northerly right of way line of Chalkville-Trussville Road as described in Volume Book 4064, page 155-156, in the Probate

Office of Jefferson County, Alabama a distance of 202.81 feet; thence left 48°07'48" and run a distance of 10.82 feet to the intersection of the West line of Green Drive, said point being on a curve to the right and having the following described characteristics: a delta of 10°48'58", a radius of 1178.06 feet; thence with a deflection left 10°31'17" from last mentioned line to chord of said curve and run along arc of said curve and along said Westerly right of way a distance of 222.39 feet said arc being subtended by a chord distance of 222.06 feet; thence deflect left 90°25'29" (measured from chord from last described curve); thence leaving said Westerly right of way and running along the Southerly line of Parcel II as described in Book 3371, page 441, in the Probate Office of Jefferson County, Alabama a distance of 211.52 feet; thence left 90°00'00" and run a distance of 233.49 feet to the point of beginning.

PARCEL II:

Non-exclusive ingress/egress, temporary construction and permanent storm sewer easement, being part of the Northeast 1/4 of the Southwest 1/4 of Section 14, Township 16 South, Range 1 West, Jefferson County, Alabama and being more particularly described as follows:

From the Southwest corner of the Northeast 1/4 of the Southwest 1/4 of said Section 14, run East along the South line of said 1/4 – 1/4 section for a distance of 378.89 feet; thence turn an angle to the left of 90° and run Northerly for a distance of 576.79 feet to a point on the Northerly right of way line of the Chalkville-Trussville Road; thence turn an angle to the right of 93°55'30" and run Southeasterly along said right of way line for a distance of 262.74 feet; thence turn an angle to the right of 90° and run Southwesterly a distance of 25.00 feet; thence turn an angle to the left of 90° and run Southeasterly a distance of 107.00 feet; thence turn an angle to the left of 90° and run Northeasterly 250 feet; thence turn a an angle to the right of 90° and run Southeasterly 150 feet to the point of beginning; thence turn an angle to the left of 90° and run Northeasterly 50 feet; thence turn an angle to the right of 90° and run 267.05 feet more or less to the Westerly right of way of Green Drive; thence turn an angle to the right of 96°22'30" and run 41.58 feet along said right of way to the point of tangent of a curve to the left, said curve having a radius of 1178.06 feet and central angle of 0°25'20" and a chord length of 8.68 feet; thence run along the arc of said curve 8.68 feet; thence turn an angle of 81°57'26" to the right from the chord of said arc and run 261.52 feet Northwesterly to the point of beginning.

PARCEL III:

Easement for lateral line and septic tank field lines across a part of the NE 1/4 of the SW 1/4, Section 14, Township 16 South, Range 1 West, Jefferson County, Alabama, said parcel being more particularly
described as follows:

Commencing at the SE corner of the NE 1/4 of the SW 1/4 of Section 14, Township 16 South, Range 1 West, Jefferson County, Alabama; thence run North along the East line of said section a distance of 460.24 feet to the point of beginning; thence continue along the last described course a distance of 291.04 feet to the Southeast corner of the new Booster Station as recorded in Book 2988, page 439; thence left 76°50'22" and run a distance of 67.95 feet to the Southwest corner of said Booster Station, said point also being on the Easterly right of way of Green Drive (60 foot ROW); thence left 89°48'25" and run Southerly along said right of way a distance of 55.01 feet to a point of a curve to the left and having the following described characteristics: a delta of 10°37'37", a radius of 1118.06 feet; thence left 05°18'47" (measured from last described line to chord of said curve) and run along the arc of said curve and along said right of way a distance of 207.37 feet to a point on the Northerly right of way line being Parcel I as described in Book 4064, page 155, in the Probate Office of Jefferson County, Alabama; thence left 50°54'23" (measured from chord of last described curve) and run Southeasterly along said right of way a distance of 64.80 feet to a point on the Northerly right of way line of

Chalkville-Trussville Road (50 foot ROW), said point also being on a curve to the left having the following described characteristics: a delta of 03°34'24", a radius of 1022.47 feet; thence deflect left from last described course 46°43'39" to chord of said curve and run along the arc of said curve a distance of 63.77 feet to the point of beginning.

All situated in Jefferson County, Alabama.

STORE ADDRESS: 1101 North Chalkville Road, Trussville, AL 35173

Site No. 11
Site No.: 11 (Store 1736, 579 Cahaba Valley Road, Pelham, Shelby County, AL)
NBU No.: 21400630-L
Local No.: 5527H-14-L

PARCEL I:

Commence at the Northwest corner of the Southeast 1/4 of Section 31, Township 19 South, Range 2 West, thence run in an Easterly direction along the North line of the Southeast 1/4 for a distance of 329.53 feet, thence turn an angle to the right of 60°17'38" and run in a Southeasterly direction for a distance of 1009.25 feet to the point of beginning, from the point of beginning thus obtained continue along the last described course for a distance of 250.00 feet to a point on the Northwest right of way of Alabama Highway No. 119, thence turn an angle to the right of 88°6'12" and run in a Southwesterly direction along the Northwest right of way for a distance of 160.00 feet, thence turn an angle to the right of 91°53'48" and run in a Northwesterly direction for a distance of 250.00 feet, thence turn an angle to the right of 88°6'12" and run in a Northeasterly direction for a distance of 160.00 feet to the point of beginning.

PARCEL II:

A SLOPE EASEMENT OVER THE FOLLOWING DESCRIBED PARCEL:

Commence at the Northwest corner of the Southeast 1/4 of Section 31, Township 19 South, Range 2 West, thence run in an Easterly direction along the North line of the Southeast 1/4 for a distance of 329.53 feet; thence turn an angle to the right of 60°17'38" and run in a Southeasterly direction for a distance of 979.25 feet to the point of beginning; thence 88°06'12" right in a Southwesterly direction for a distance of 220 feet; thence 88°06'12" left in a Southeasterly direction for a distance of 280 feet to a point on the Northwesterly right of way line of Alabama Hwy. #119; thence 91°53'48" left in a Northeasterly direction and along said right of way line for a distance of 60 feet; thence 88°06'12" left in a Northwesterly direction for a distance of 250 feet; thence 88°06'12" right in a Northeasterly direction for a distance of 160 feet; thence 88°06'12" left in a Northwesterly direction for a distance of 30 feet to the point of beginning.

PARCEL III:

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PARCEL:

Commence at the Northwest corner of the Southeast 1/4 of Section 31, Township 19 South, Range 2 West, thence run in an Easterly direction along the North line of the southeast 1/4 for a distance of 329.53 feet; thence turn an angle to the right of 60°17'38" and run in a Southeasterly direction for a distance of 979.25 feet; thence 88°06'12" right in a Southwesterly direction for a distance of 220 feet; thence 88°06'12" left in a Southeasterly direction for a distance of 215 feet to the point of beginning; thence

continue along last described course a distance of 65 feet to a point on the Northwesterly right of way line of Alabama Hwy #119; thence 91°53'48" left in a Northeasterly direction and along said right of way line for a distance of 60 feet; thence 88°06'12" left in a Northwesterly direction for a distance of 65 feet; thence 91°53'48" left in a Southwesterly direction for a distance of 60 feet to the point of beginning.

Together with rights acquired under document entitled Declaration of Easements, Covenants and Restrictions recorded under Instrument #1994-08120, and refiled under Instrument #1994-10053.

STORE ADDRESS: 579 Cahaba Valley Road, Pelham, AL

Site No. 12
Site No.: 12 (Store 1757, 1305 7th Street, South, Clanton, Chilton County, AL)
NBU No.: 21400630-M
Local No.: 6527H-14-M

Store #1757

A parcel of land located in the Northwest 1/4 of Section 7, Township 21 North, Range 15 East in Chilton
County, Alabama, being more particularly described as follows:

As a starting point, start at the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 7; thence run North 00°34'00" West a distance of 838.85 feet (North 00°34'00" West a distance of 841.30 feet, deed) to a point on the North right of way of Woodfin Lane, a 40 foot right of way; thence run North 37°22'05" West for a distance of 58.94 feet (North 36°30' West a distance of 68.2 feet, deed) and along said right of way to the point of beginning of the parcel herein described; thence run North 37°22'05" West a distance of 236.14 feet (North 36°30' West, deed) and along said right of way to a point; thence run North 41°49'27" East a distance of 184.81 feet to a point on the South right of way of U.S. Highway No. 31, a 120 foot right of way; thence run South 60°09'23" East and along said right of way for a distance of 71.14 feet to a point, said point being T.S. Station 1200+44.7, said point being the beginning of a spiral curve having a center line delta of 20°10' to the right, degree of curve of 02°30', spiral length of 400.0 feet; thence run South 59°42'23" East and along said right of way a chord distance of 87.00 feet to a point; thence run South 25°22'48" West a distance of 272.40 feet (South 26°13'52" West, deed) to the point of beginning of the parcel herein described.

STORE ADDRESS: 1305 7th Street, South, Clanton, AL

Site No. 13
Site No.: 13 (Store 1981, 2931 Morgan Road, Bessemer, Jefferson County, AL)
NBU No.: 21400630-N
Local No.: 6527H-14-N

Store #1981

A parcel of land located in the Southwest 1/4 of Section 36, Township 19 South, Range 4 West, in Jefferson County, Alabama, and being more particularly described as follows:

As a starting point start at the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 36; thence run South 01°38'41" East and along the West boundary of said Section 36 for a distance of 360.00 feet to a point; thence North 69°39'09" East for a distance of 38.55 feet to a point on the East right of way of Morgan Road, a 60 foot right of way; thence run South 03°46'19" East and along the East right of way of Morgan Road for a distance of 130.71 feet to a point; thence continue

distance of 2.69 feet to the point of beginning.

All situated in Jefferson County, Alabama.

STORE ADDRESS: 3211 Edwards Lake Parkway, Birmingham, AL 35253

Site No. 15
Site No.: 15 (Store 3942, 2545 Congressman Wm. Dickinson Drive, Montgomery, Montgomery County, AL)
NBU No.: 21400630-O
Local No.: 5527H-14-O

Store #3942

Lot B, according to the Survey of Northchase, Plat No. 4, as recorded in Map Book 47, page 181, in the Probate Office of Montgomery County, Alabama.

STREET ADDRESS: 2545 Congressman Wm. Wickinson Drive, Montgomery, AL

Site No. 16
Site No.: 16 (Store 4218, Taylor Road, Montgomery, Montgomery County, AL)
NBU No.: 21400630-P
Local No.: 5527H-14-P

Store #4218

Lot A, according to the Survey of Wendy's at Eastchase Plat No.1, as recorded in Map Book 48, page 90, in the Probate Office of Montgomery County, Alabama.

STREET ADDRESS: Taylor Road, Montgomery, AL

Site No. 29
Site No.: 29 (Store 11397, 2327 7th Avenue South, Birmingham, Jefferson County, AL)
NBU No.: 21402924
Local No.: 5527H-14-Q

Lot 1A, according to the Survey of R & L Foods Block 230 Resurvey, as recorded in Map Book 237, page 60, in the Probate Office of Jefferson County, Alabama, Birmingham Division.

STREET ADDRESS: 2327 7th Avenue South, Birmingham, AL

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
07/25/2022 10:34:06 AM
$43.00 JOANN
20220725000289260